

**TOWN OF AMENIA
PLANNING BOARD WORKSHOP
THURSDAY, AUGUST 31, 2006**

PRESENT: Chairman George Fenn
Jay Dedrick
Tony Robustelli
Eliot Soroka
Bill Flood

ABSENT: James Walsh
Gina Mignola

Chairman Fenn opened the meeting at 7:00 P.M.

Judy Marshall – Pre-Application – cancelled

Broken Horseshoe – 7 Lot Subdivision – Benson Road, Wassaic, NY - represented by Harry Bly.
Mr. Bly discussed with the Board the responses to Mike Soyka's memo of August 8, 2006.

2. A. This issue was taken care of with a Zoning Variance.
2. B. The rural lane maintenance requirements will be in the common easement and maintenance agreement that will go with the homeowners association.
3. Confirm all easements - this has been done.
4. A. Provide surveyors seal and signature - this has been completed.
4. B. The parcel ending in 416564 should be shown on the north side of Benson Road – it is now shown on the new plat.
5. Easement for driveway – this is still an open issue.
6. Highway Supervisor to speak with Chairman George Fenn. Applicant will provide a letter for the next meeting.
6. B. Easement for new storm water facilities installed by one or more of the lots have been shown by engineer drawings on the plat. This has been done.
7. Draft homeowner agreement to maintain storm water management facilities will be provided at a future date. The notice of intent is no longer in use. BOH is prepared to act on this. The Homeowners Association will administer this.

Eliot Soroka asked about landscaping. Mr. Bly stated he had not heard anything from John Ryan. He will contact him and discuss this project with him further. Mr. Bly will meet again with the Board next Thursday regarding Broken Horseshoe.

Crop Production – Site Plan Route 343, Town of Amenia -

Harry Bly represented Crop Production – about the long form EAF – all additional information was completed as requested. Mr. Bly discussed with the Board John Ryan's suggestions in his memo. Mr. Ryan submitted two sketch plans. Mr. Bly stated that they were not interested in the second sketch plan. They also want to keep the gravel surface for proper water drainage. The landscaping on the Meili property as defined in the Fact and Findings of the ZBA are that "the applicant and

all successive owners provide and maintain a healthy screening buffer between the building and the neighboring property to the south. That they have a constructive conversation to iron out any differences.” A public hearing is set for the September meeting. Escrow was discussed and all outstanding funds will be paid by the Public Hearing date.

Jeffrey Stark – Pre-Application – Subdivision – Depot Hill Road – Town of Amenia –

Mr. Stark is co-owner of Kean Stud LLC. The project is to be called Depot Hill Farm and will be a green community based on a project in Minnesota named Jackson Meadows. Conservation easements will be given, developing approximately 12% of the total acreage. Present plan uses 60 acres out of the 480 acre parcel. This is proposed in the new scenic and resort overlay as designed by the new zoning codes. We hope to develop under the new zoning codes, however realize if the new zoning is not adopted then it will have to go back to the drawing board. The project will consist of a village and neighborhoods 1, 2, and 3. There will be four town house units as well as single-family homes. They have proposed two indoor riding arenas as well as outdoor riding arenas. We are also preparing engineered wetlands in the western most part of the property. The roads would be built to Town specifications. Brandee Nelson, Project Manager for Crawford & Associates Engineering, stated they would like to start the SEQRA process and visual assessment and submit them to the Board for their review. Mr. Stark and Tarragon Corp, a real estate development company, own Kean Stud.

Meeting adjourned.

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board Workshop from a meeting held on August 31, 2006 and are not to be construed as the final official minutes until so approved.

____ Approved as read

____X____ Approved with: deletions, corrections, and additions Revised 09/11/06